

NO TRANSFER  
TAX PAID

Doc # 2009000872  
Book 9950 Page 0135

46-17

**QUITCLAIM DEED WITH COVENANT**  
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS THAT, I, Brandon T. Clark of 112 First Rangeway, Waterville, Maine 04901 for no consideration paid, GRANTS to Brandon T. Clark and Lindsey H. Clark, husband and wife, as joint tenants and not as tenants in common, of 112 First Rangeway, Waterville, Maine 04901 with **QUITCLAIM COVENANT**, the following described real property located in ~~Waterville~~, County of Kennebec, State of Maine:

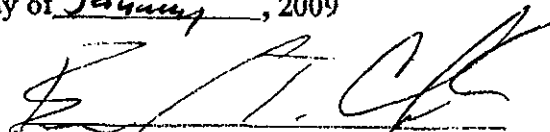
PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND  
MADE A PART HEREOF

Meaning and intending to convey the same premises conveyed to Brandon T. Clark by virtue of a deed from Christopher M. Tibbetts and Nicole P. Tibbetts dated March 23, 2007 and recorded in Book 9291, Page 0198 with the Kennebec County Registry of Deeds.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Witness our hands and seal this 9 day of January, 2009

  
WITNESS

  
Brandon T. Clark

STATE OF MAINE  
COUNTY OF Kennebec, ss.

Personally appeared on this 9 day of January, 2009 the above named Brandon T. Clark and acknowledged the foregoing instrument to be his free act and deed.

Paul G. Saucier  
NOTARY PUBLIC  
State of Maine  
My Commission Expires 09/13/09

  
Notary Public/Attorney At Law

Paul Saucier  
Print Name

② Two Lights Settlement

Received Kennebec SS.  
01/15/2009 10:07AM  
# Pages 2 Attest:  
BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS

EXHIBIT A

A certain lot or parcel of land, together with the buildings thereon, situated in Waterville, County of Kennebec, State of Maine, further identified as being Lot 29A according to a plan of Academy Acres, dated January 1950, recorded in the Kennebec County Registry of Deeds, Plan Book 17, Pages 38 and 39, to which plan reference is hereby made for a more particular description of the lot conveyed.

Excepting and reserving, however, a certain lot or parcel of land situated in said Waterville, and further bounded and described as follows: Beginning at the southeast corner of Lot 29A according to a plan of Academy Acres and being the same lot conveyed to Philip C. Lawson by Robert J. Paradis, et al., by Warranty Deed dated November 5, 1953, recorded in the Kennebec County Registry of Deeds in Book 944, Page 551; thence westerly on the northerly line of the First Rangeway 11 feet; thence in a northerly direction until said line intersects the easterly line formerly of Philip C. Lawson, et al., said line, if extended would reach the northerly boundary of Lot 29 on said plan of Academy Acres to a point 13 feet northeasterly of the northeast corner of Lot 29A; thence in a southeasterly direction to the northerly line of said First Rangeway to the point of beginning. Meaning and intending to convey a triangular parcel of land measuring 11 feet on the First Rangeway, which piece comprised the southeast corner of Lot 29A. This exception is being part of the same premises conveyed to said Philip C. Lawson, et al. by Warranty Deed of Robert J. Paradis, et al. dated November 5, 1953, recorded in said Registry of Deeds in Book 944, Page 551, and resulting in a frontage of said First Rangeway of said Lot 29A of 76.7 feet after this conveyance and resulting in said Lawson's frontage on said First Rangeway now of 98.7 feet.

Also, another certain lot or parcel of land situated in said Waterville, bounded and described as follows: Beginning at the northwest corner of Lot 29 according to a plan of Academy Acres, being the same lot conveyed to Philip C. Lawson, et al. by the deed of Robert J. Paradis, et al. dated April 6, 1954, recorded in said Registry in Book 956, Page 269; thence running northeasterly (considering the First Rangeway, the public way of which this lot abuts, to run easterly and westerly) 13 feet; thence southerly toward said First Rangeway until said line intersects the westerly boundary of Lot 29 and at a point, which, if said line extended southerly to the First Rangeway, it would meet said First Rangeway at a point 11 feet westerly of the southeast corner of Lot 29; thence northwesterly on the westerly line of Lot 29 to the point of beginning. Meaning and intending hereby to convey a triangular piece of land consisting of the northwest corner of lot formerly of Philip C. Lawson, et al., intending the northerly boundary of Lot 29 now be 67 feet, more or less, rather than 80 feet, more or less, and that the northerly boundary of the adjoining owners, formerly the Armand J. Bouchers, be 93 feet, more or less, rather than 80 feet, more or less.

The above-described premises are subject to a certain boundary line agreement dated August 12, 1991, and recorded in the Kennebec County Registry of Deeds in Book 3960, Page 151.